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9 Rokeby Drive

Parson Cross • Sheffield • S5 9JT

Offers in the Region Of £160,000

Situated in the popular residential area of Parsons Cross, this spacious four-bedroom semi-detached property offers well-proportioned accommodation throughout, making it an ideal purchase for families and investors alike. The property presents an excellent buy-to-let investment opportunity, with the flexibility of being purchased with the existing tenant in situ or with vacant possession. Offered for sale with no onward chain, the property is also freehold. The accommodation begins with a front entrance door opening into a useful porch with cloak hanging space, followed by a further door leading into the entrance hallway, which benefits from an under-stairs storage cupboard. The dual-aspect living room is a pleasant and inviting space, featuring front and rear-facing windows, attractive décor, grey carpeting and a feature fireplace. The spacious dining kitchen is fitted with a range of light wood-effect wall and base units, complemented by an integrated electric oven, gas hob and extractor fan. A slimline dishwasher is also included within the sale, with additional space and housing for a fridge freezer. A rear-facing window enjoys views over the garden, while a side door provides access to a further porch. Completing the ground floor accommodation is a useful utility room, offering space and plumbing for a washing machine and housing the combination boiler. There is also a convenient downstairs WC and a side door providing direct access to the rear garden. Stairs rise from the entrance hallway to the first-floor landing, which has a front-facing window and access to the loft. There are four bedrooms in total, comprising three double bedrooms and a good-sized single bedroom. The principal bedroom is positioned to the front of the property and benefits from pleasant décor and grey carpeting. The second double bedroom overlooks the rear garden and has a built-in storage cupboard. The third bedroom is a well-proportioned single room with both rear and side-facing windows, while the fourth double bedroom benefits from front and side-facing windows. The accommodation is completed by a family bathroom fitted with a white suite comprising a bath with shower attachment, wash basin and WC, together with a useful built-in storage cupboard. Externally, the property enjoys gardens to both the front and rear. The enclosed rear garden features a lawn and paved patio area, providing space for outdoor seating and relaxation. To the front is a further lawn alongside a paved patio area. Rokeby Drive is conveniently located for a range of local shops, amenities, schools and recreational facilities. The property also offers good access to Hillsborough, Meadowhall, Northern General Hospital and Sheffield City Centre, together with convenient links to the M1 motorway.









- Semi Detached Family Home
- 4 Bedrooms & Family Bathroom
- Dual Aspect Living Room
- Fitted Kitchen & Utility Room
- Light & Airy Accommodation
- Front & Rear Gardens
- May be of Interest to Investors
- No Onward Chain
- Freehold
- Council Tax Band A, EPC Rating C

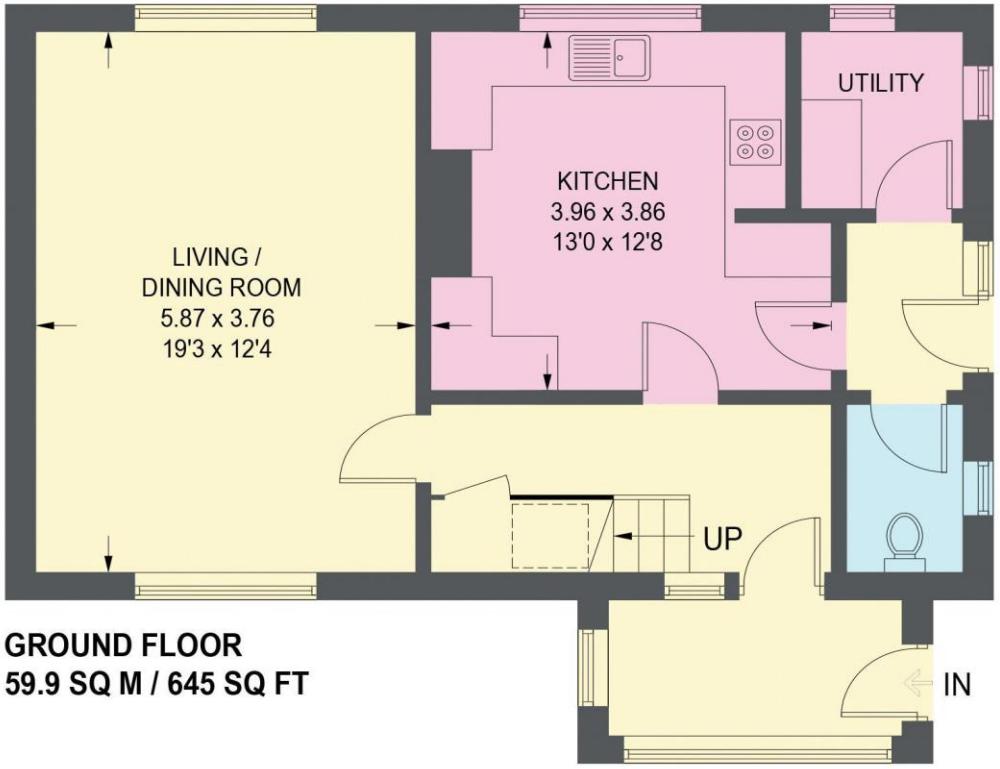




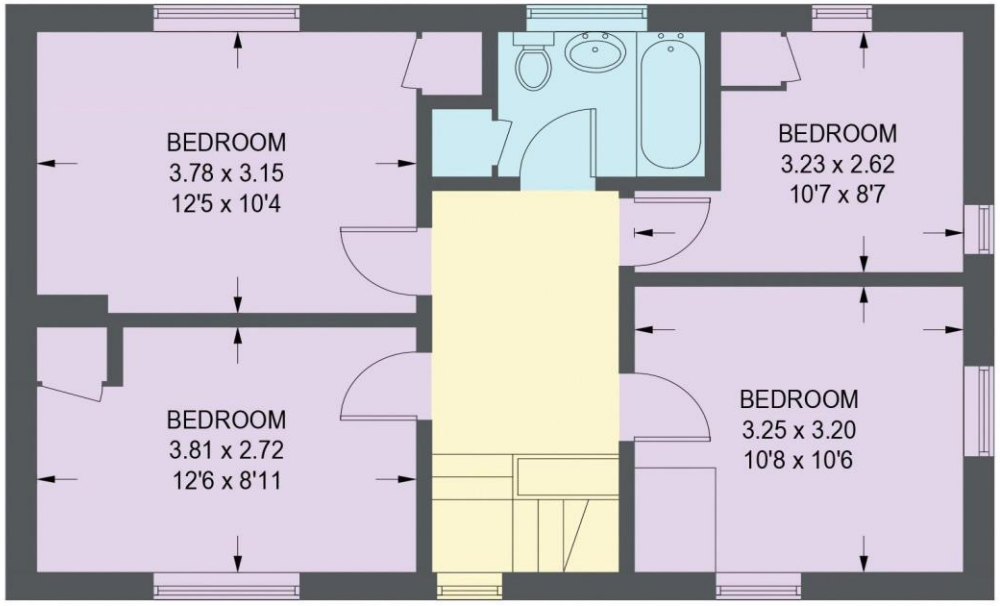
9 ROKEBY DRIVE

APPROXIMATE GROSS INTERNAL AREA = 114.3 SQ M / 1230 SQ FT

= REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR
59.9 SQ M / 645 SQ FT



FIRST FLOOR
54.4 SQ M / 585 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868